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MEMORANDUM FOR: Deputy Director for Support

**SUBJECT : Eleven Acres of Land at the Agency
Entrance to Route 123**

**REFERENCES : (a) Memo to DD/S from ADD/S dated
20 Nov. 1964, same subject**
**(b) Memo to D/L from ADD/S dated
3 Dec. 1964, same subject**

1. The southeast sector of the Langley area outside of the Headquarters building site is a favored location for apartment house development, with Agency employees as the prime market. Two tracts of thirteen acres each were the subject two years ago of applications for rezoning for such construction. These parcels contiguous with the Headquarters site, were considered to be a security risk if developed for high density housing and were taken by condemnation on 12 June 1963 for about \$300,000.

2. Last month another tract also contiguous with the Headquarters building site along the entrance road from Route 123 and adjoining one of the tracts previously acquired by condemnation, was the subject of a rezoning application to permit apartment construction. This is an eleven acre tract owned by Robert Travers. Fairfax County rejected the petition for rezoning on 4 November 1964. This denial precludes further consideration of high density development of all or any part of this tract for twelve months.

3. At the hearings on the Travers tract petition, counsel argued strongly the point that this parcel was so obviously a niche in the otherwise smooth boundary of the Headquarters site, that it appeared to have been allowed to remain under private ownership with deliberation so that it would be available for high density development to serve the clear requirement for dwellings in concentration convenient to the office building. This was offset by two official letters to the Fairfax County Planning Commission and to the Board of County Supervisors, written by the DD/S stating: "We have no requirement for multi-family housing

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in close proximity to our Headquarters building." The unofficial position could be, and probably is, that many employees personally would welcome the opportunity to live in an apartment only a quarter of a mile from their offices.

4. Others also might enjoy the convenience of an apartment so situated that they could monitor readily the traffic to and from the Agency's Headquarters building. Counsel for those planning to develop the Travers tract stated the intention of having a blank wall on the side of the structure facing the Headquarters building, but that would not destroy the sentinel characteristic for observation of all who traversed the Route 123 entrance road.

5. It should not be presumed that rounding out a smooth boundary line for the Headquarters building site by acquisition of the Travers tract would thereby eliminate all threats of apartment development in the vicinity. There are potential parcels actually closer to the building than the Travers tract would afford, but not adjoining the entrance road. For instance, if Mr. Neumeyer should decide to sell his tract on Saville Lane or to develop it for high density dwelling use, there would be some threat to the building's security through more remote observation techniques. All of the area along Saville Lane is relatively undeveloped. Also, presently on file with Fairfax County is application B-27 for rezoning, for high density development of nineteen acres directly across Route 123 from the exit of the Agency's access road. An apartment on this site would command a view directly down the entrance road but would be about a half mile distant from the building.

6. The Agency is protected from nearby high density development if Fairfax County retains and adheres to its present published policy, adopted last July, of prohibiting zoning for other than single family residences within one-half mile of the George Washington Memorial Parkway. All of the area of the southeast sector beyond the Headquarters building site and north of Route 123 lies within this zoning policy limitation. Of course, exceptions can be made and the policy can be changed. It is a political board that determines the policy. However, the local communities are strongly opposed to apartments in the vicinity and forty to fifty persons appeared at the County Planning Commission and Board of Supervisors Hearings on the Travers tract application and filed petitions with the Board in

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opposition, said to contain over 200 signatures.

7. For the present the threat of high density development appears to have abated. It might be the best time to acquire the Travers tract. Development of it even for single family residences might not be in the best interest of security. The price probably would be around \$150,000. Condemnation might not be necessary at this time.

ALAN M. WARFIELD
Director of Logistics

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